



Minutes of the Planning Commission Worksession
19 May 2021

Approved:

This meeting was held online using the Zoom App. Attendees could attend by video or telephone.

Attendees: Commissioners Georgette Cole, Christine Dibble, Robert Johnson (alternate), Deborah Mehlferber, and Peter Nagrod, HPC Chair Bob Booher, Mayor John Compton, Town Council member Pat Klein, residents Joan Mahaffey and Paula Puglisi.

Call to order 7:33 pm.

- 1) Peter moved approval of the agenda; Robert seconded. Approved, 5/0.
- 2) Robert moved approval of the 4/21 minutes; Peter seconded. Approved with one correction 5/0.

3) Comprehensive Plan

3a) Sec 2.3.1 Town Boundaries: The accepted Introduction was altered by addition of citing the National Register Designation so the meaning of 'historic integrity' is more clearly defined. Note that where the Comprehensive Plan refers to the National Register Nomination, it will now be changed to National Register Designation which is the HPC agreed upon designation. Recommendations 1-3 were accepted as written. Recommendations 4-5 were deleted as condescending/inappropriate. Recommendations 6-8 were accepted with minor word changes.

3b) Municipal Growth Areas Zoning Map: Kirk Eby's latest zoning map version includes all the new material. Growth Area 4 was modified to include the strip of land deeded to Roberts Oxygen by Montgomery County, Park striping was added to Growth Area 1 (Washington Grove Conservation Meadow Park), and the new Growth Area 5 was added to encompass the part of the CSX Railroad and property traditionally associated with Washington Grove and not yet annexed by Gaithersburg. The description of Growth Area 5 (Sec 2.2.1) and the addition of new "Employment/Office Zone", "Service Zone", and "Mixed Use Zone" upon expansion of Municipal Boundaries in Growth Areas 3, 4, or 5 to Section 1.4 were accepted at the 4/21 work session. Peter suggested creating a new Growth Area 6 to encompass the north side of Boundary Street and Silver Dollar Court. Georgette said Charlie had been the main connection to Kirk and she wasn't comfortable asking him to do yet another set of changes after five months of many similar requests on a project he was doing as a volunteer on his weekends. Especially since the last request was referred to as our "final" zoning map. Robert suggested asking Kirk for a copy the underlying GIS data which we'll be able to use to make our own changes going forward. Georgette agreed this is a good idea and she will do so.

3c) Second round of proposed updates to Section 3.5 (Washington Grove Lane), 3.9 (Center Street), and 3.11 (Brown Street).

Section 3.5 (Washington Grove Lane) The rewritten recommendations were reviewed. Bullets 1-3 were accepted. Bullet 4 was split into two bullets and edited for clarity. Bullet 5 got a one-word change.

Section 3.9 (Center Street) Modifications to simplify the existing paragraph were accepted. The recommendation was retained.

Section 3.11 (Brown Street) Second recommendation accepted.

3d) HPC proposal: Add “Archaeological Concerns and the Presence of Indigenous People” to be inserted at the end of Section 6 “Sensitive Areas and Environmental Concerns” as Section 6.3.5. These three paragraphs and an associated recommendation were accepted.

3e) The HPC submitted 10 proposed changes/additions to various sections of the current CP. Most of the changes apply to HPC oversight of the areas. The first HPC change appears in the second bullet of the Introduction to the CP. Paula Puglisi said she had several comments from the RASEC Committee related to the Introduction bullets as well. We actually discussed the RASEC comments at that point but I will report on them under Agenda Item 4) New Business. The HPC changes were dealt with in order:

- 1) Introduction bullet: Not accepted (see also RASEC changes in New Business).
- 2) Sec 2.4 Municipal Growth: accepted with change from “shall receive consideration” to “should be considered”.
- 3) Sec 3.12 Transportation: accepted.
- 4) Sec 4 Community Facilities: New HPC recommendation was re-worded and accepted.
- 5) Sec 4.8 Community Facilities: final sentence changes accepted.
- 6) Sec 7 Water Resources: Addition of new Sec 7.4 Historical Concerns accepted.
- 7) Sec 9.5 WG HPC: last recommendation wording accepted.
- 8) Sec 9.5 Ditto: additional final recommendation accepted.
- 9) Sec 9.9 Connections: New recommendation regarding forested hedgerow accepted.
- 10) Sec 11 EPSC: new Sec 11.10 to add Historical Concerns was accepted.

3f) Target date to set Public Hearing Date and send 2021 CP to Maryland Department of Planning, Gaithersburg Planning Commission, and MNCPPC: was discussed but a final decision was not made.

4. New Business: We reviewed comments from RASEC concerning the first paragraph and initial five bullets in the CP Introduction. The first paragraph was changed to delete “and in its history” as unnecessary and unrelated to Land Use.

Bullet one will now read: Preserve the integrity of the Town by providing guidance for protection of the land use pattern reflected by the historic character of the community (as defined in the National Register Designation) and influenced by the evolving culture of the community.

Bullet two: Minor change to simplify beginning of sentence, now reads: Preserve historic resources through thoughtful adaptation of housing stock and conservation of the natural landscape.

Bullet three: unchanged.

Bullet four was split into two bullets: Expand awareness of Washington Grove in adjacent jurisdictions and provide opportunities for discourse and exchange.

Bullet five: Support planning requirements throughout the State.

The remainder of the Introduction remains unchanged.

We adjourned at 10:35 pm.

Georgette will integrate the approved changes into a 051921 draft for circulation to Commissioners and posting to the Town web site before the next work session.

Our next meeting will be June 16; however, some discussion may take place at the regular PC meeting on June 2.

Submitted by Georgette Cole

DRAFT